164.0	0005	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	659,000 / 659,000
					USE VALUE:	659,000 / 659,000
					ASSESSED:	659,000 / 659,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		APPLETON PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VLAMAKIS HERA
Owner 2:	NIGHTINGALE TYCHO
Owner 3:	
Street 1:	6 APPLETON PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIBSON MARK G -
Owner 2:	-
Street 1:	6 APPLETON PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,219 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1488 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4219.000	274,900	1,500	382,600	659,000
Total Card	0.097	274,900	1,500	382,600	659,000
Total Parcel	0.097	274,900	1,500	382,600	659,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.88 | /Parcel: 442.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108902

GIS Ref

GIS Ref

Insp Date 12/01/16

!12735!

PREVIOUS ASSESSMENT

Parcel ID 164.0-0005-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,000	1500	4,219.	382,600	659,100	659,100	Year End Roll	12/18/2019
2019	101	FV	217,700	1500	4,219.	382,600	601,800	601,800	Year End Roll	1/3/2019
2018	101	FV	274,900	1500	4,219.	256,900	533,300	533,300	Year End Roll	12/20/2017
2017	101	FV	269,100	1500	4,219.	246,000	516,600	516,600	Year End Roll	1/3/2017
2016	101	FV	269,100	1500	4,219.	224,100	494,700	494,700	Year End	1/4/2016
2015	101	FV	262,300	1500	4,219.	180,400	444,200	444,200	Year End Roll	12/11/2014
2014	101	FV	262,300	1500	4,219.	161,200	425,000	425,000	Year End Roll	12/16/2013
2013	101	FV	262,300	1500	4,219.	153,000	416,800	416,800		12/13/2012

PRINT

Date	Time
12/11/20	02:47:33

LAST REV

Date	Time
10/18/18	11:51:28

apro

12735

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIBSON MARK G,	68809-26		1/25/2017		601,061	No	No		
HEENAN CHERYL A	47429-599		5/11/2006		529,000	No	No		
SILVERSTEIN JUD	26552-386		8/1/1996		182,000	No	No		Y

USER DEFINED

Prior Id # 1:	108902
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2017	241		24,300	C				
1/31/2017	109	Redo Kit	5,000	O				
9/28/2007	866	Manual	1,000					replace porch stai

ACTIVITY INFORMATION

Date	Result	By	Name
2/26/2018	SQ Returned	MM	Mary M
12/1/2016	Meas/Inspect	DGM	D Mann
2/13/2009	Meas/Inspect	345	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	267	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4219		Sq. Ft.	Site		0	70.	1.30	11									382,600						382,600	

Total AC/HA: 0.09685 | Total SF/SM: 4219 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 382,600 | Spl Credit | Total: 382,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373507
Depreciation:	98606
Depreciated Total:	274901

COMMENTS

SCUTTLE BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB 1			

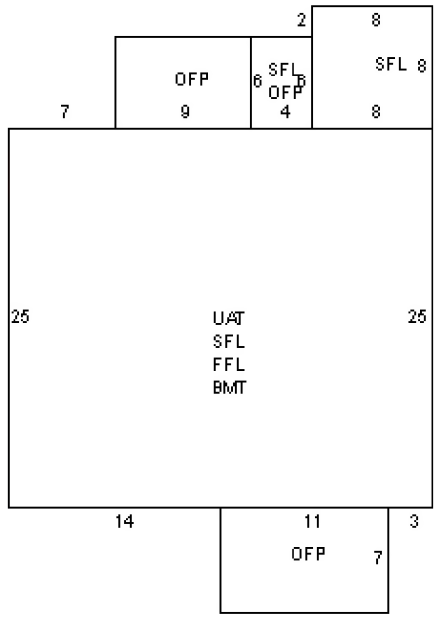
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	109.17
Final Total:	274900	Val/Su SzAd	184.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	788	165.380	130,316
BMT	Basement	700	49.610	34,729
FFL	First Floor	700	165.380	115,763
UAT	Upper Attic	175	66.150	11,576
OFP	Open Porch	155	26.600	4,123

Net Sketched Area:	2,518			Total:	296,507
Size Ad	1488	Gross Are	3043	FinArea	1488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0005-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	P	PR	1924	20.72	T	64	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Featues:	Total: 1,500